

INVESTIGATION REPORT
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 2839 Hope Street

Locality: _____

Description of Problem: People living in the garage
without a permit to do so.

Requested by: _____

Phone: _____

Address: _____

Request call back after investigation? Yes ☐ No ☒

Received by: _____

Date: _____

Assigned/Referred to: G. RODRIGUEZ

Date: 12-6-94

Report of Investigation: ILLEGAL UNIT (CONVERTED)
GARAGE & CAR PORT NO PERMITS
STOP WORK NOTICE LEFT AT JOB
SITE - SEE ATTACHED

Investigator: G. RODRIGUEZ

Title: BLDG Insp

Date: 12-6-94

Copy Sent to: Rae plan

Title: 1

Date: 12-6-94

Report Phoned to: _____

Title: _____

Date: _____



Los Angeles County
Department of Regional Planning

Director of Planning. James E. Hartl. AICP



January 2, 1996

Juan Guzman
Lucio Guzman
2839 Hope Street
Walnut Park, CA 90255

RECEIVED
JAN 8 1996
Building and Safety Division

Inspection File No. EF952364

Dear Messrs. Guzman:

It has been reported that the required garage for the residence at ~~2839 Hope Street, Walnut Park~~ has been converted into a dwelling room without providing a substitute garage or carport. In addition, a carport has been constructed within the side yard setback area.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.120(3), 22.52.1010 and 22.52.1180.

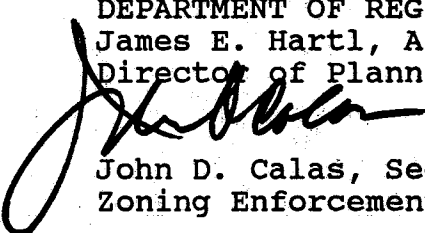
Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Mr. Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:AP:tma

JOB
ADDRESS

OWNER

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☒ Plumbing Code
- ☒ Mechanical Code
- ☒ Electrical Code
- ☒ Zoning Ordinances
- ☒ Grading Code



DESCRIPTION:

ILLEGAL UNIT
CONVERTED
GARAGE, ILLEGAL
CARPORT NO
PERMITS PROVIDED
ACCESS.

☒ Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

☒ Obtain a Permit within 10 days for the work at the office listed above.

☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.

DATE

INSPECTOR'S SIGNATURE

12-6-95 G. Rodgers
G. RODGERS